

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: October 4, 2017

Re: October 11, 2017 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the October 11, 2017 Town Board agenda:

1. FORBESCAPRETTO HOMES/WATERFORD ESTATES PHASE 3 PART F/DONEGAL MANOR EXTENSION.

Location: West of Thompson Road on the north side of Curry Lane as an extension to Donegal Manor.

Description/History: Part of the original Waterford Estates portion of the Waterford Village PURD.

Proposal: Applicant is seeking Final Plat approval for Phase 3 Part F which includes approximately 740 linear feet of Donegal Manor and fifteen Estate Lots.

Comprehensive Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has final approval authority to accept roads for public dedication and final plats.

Issues: Road construction review and acceptance by the Town Highway Superintendent and Town Engineer.

2. ANNUAL EXCAVATION PERMIT RENEWALS:

Per the Town of Clarence Excavation Law, the Town Board annually approves excavation permits. This year there are 4 requests, all of which were approved last year. Each applicant must submit their respective NYSDEC mining permits, bonds and corresponding fees before being placed on the formal Town Board agenda. Renewal requests are from:

1. Buffalo Crushed Stone
2. Emeritus Holdings
3. Lakeside Sod
4. Michael Development

3. PURCHASE OF DEVELOPMENT RIGHTS AT 7225 GOODRICH ROAD.

Location: Northeast corner of Goodrich Road and Lapp Road.

Description/History: Existing vacant and agricultural land located in the Agriculture Rural Residential Zone. Property consists of 95 +/- acres and has active farmland, vacant land and a large pond along with an existing home.

Proposal: Applicant would sell development rights to the Town on 90 +/- acres for a purchase price of \$525,000.00. Owner would retain a homestead parcel consisting of 5 +/- acres to include the existing home and an additional future residential building lot. Applicant would retain ownership of the 90 +/- acres with a conservation easement that would allow the continuation of customary agricultural uses with no other development rights retained, in perpetuity.

Comprehensive Plan: Property identified in an agricultural classification.

Reason for Town Board Action: Property would be purchased under the Open Space Bond Act/Greenprint Program.

Issues: A contract of sale with specific conditions will need to be developed. One condition agreed upon is the cleanup of the existing farm on the west side of Goodrich Road.

WORK SESSION ITEMS:

1. KELLY SCHULTZ, 10885 MAIN STREET.

Location: Southeast corner of Main Street and Schurr Road.

Description/History: Existing commercial building located in the Clarence Hollow TND and within the Clarence Hollow Overlay District and Clarence Sewer District #9.

Proposal: Applicant is seeking approvals to renovate the building and create a mixed use development with commercial as well as residential uses.

Comprehensive Plan: The project site is located in the Clarence Hollow TND and subject to design guidelines and within Clarence Sewer District #9.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority for multiple family residential projects via a Special Exception Use Permit.

Issues: First project in under newly adopted code changes. The proposal will meet the standards as recently adopted. A public hearing will be required to consider the permit.